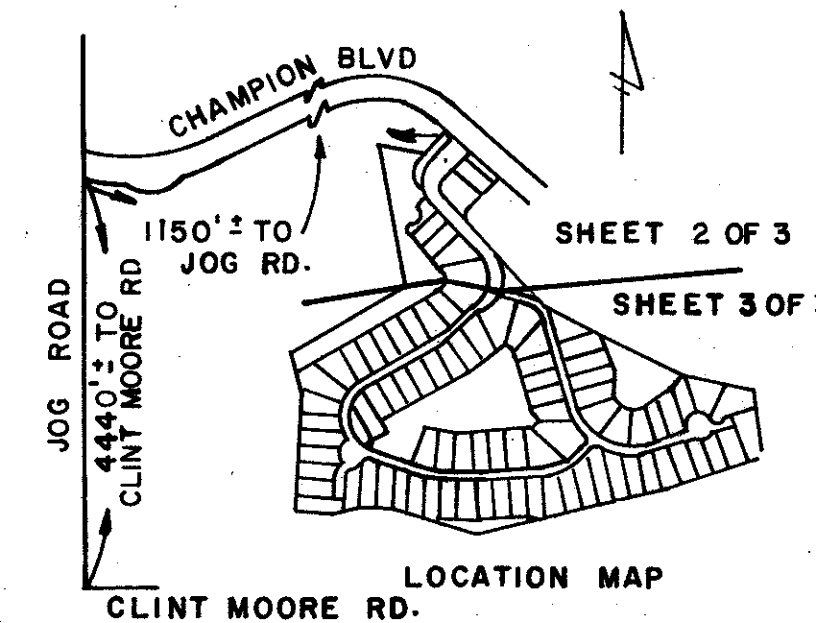


# THE LAKES OF SUTTON PLACE

PART OF THE POLO CLUB P.U.D.  
BEING A REPLAT OF A PORTION OF TRACT II, "THE POLO CLUB PLAT II" (P.B. 57 PGS. 46 - 49)  
SITUATE IN SECTIONS 34 AND 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

1988

SHEET 2 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1988 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
BY: JOHN B. DUNKLE, CLERK, D.C.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, DOING BUSINESS AS THE POLO CLUB, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5083 AT PAGE 348, COLLATERALLY ASSIGNED TO SECURITY PACIFIC NATIONAL BANK, IN OFFICIAL RECORD BOOK 5132 AT PAGE 1381 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION AND FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, A JOINT VENTURE DOING BUSINESS AS THE POLO CLUB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 20 DAY OF May, 1988.

RAINBERRY DEVELOPERS FOUR, INC.

ATTEST: Marian Pearlman Nease  
MARIAN PEARLMAN NEASE, SECRETARY

BY: Roy Flack  
ROY FLACK, PRESIDENT

FIRST AMERICAN EQUITY POLO CORPORATION

ATTEST: Cindi M. Frick  
CINDI M. FRICK, ASSISTANT SECRETARY

BY: Craig Dougherty  
VICE PRESIDENT  
Craig Dougherty

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROY FLACK AND MARIAN PEARLMAN NEASE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RAINBERRY DEVELOPERS FOUR, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 1988.

MY COMMISSION EXPIRES: May 25, 1989 Nancy Virginia Caldwell  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Craig Dougherty and Cindi M. Frick, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Assistant Secretary OF FIRST AMERICAN EQUITY POLO CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF May, 1988.

MY COMMISSION EXPIRES: October 23, 1989 Harvey Miller  
NOTARY PUBLIC

IN WITNESS WHEREOF, SECURITY PACIFIC NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF May, 1988.

ATTEST: Neal P. Draws  
VICE PRESIDENT  
Neal P. Draws

BY: Gail K. Harmsie  
VICE PRESIDENT  
Gail K. Harmsie

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

BEFORE ME PERSONALLY APPEARED Sail Harmsie and Neal Draws TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Vice President OF SECURITY PACIFIC NATIONAL BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, 1988.

MY COMMISSION EXPIRES: June 25, 1989 K. Stan Krueger  
NOTARY PUBLIC

### TITLE CERTIFICATION

I, CARL SIEGEL, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HOUSING ADVENTURES NO. 7, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 5/18/88 BY: Carl Siegel  
CARL SIEGEL

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 477 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 27th DAY OF MAY, 1988.  
Wesley B. Haas  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### P.U.D. TABLE

TOTAL ACREAGE	28.603 AC.
DENSITY	2.94 DU/AC.
TOTAL DWELLING UNITS	84 DU
BUILDING COVERAGE	7.23 AC.
WATER AREA	5.752 AC.
OPEN SPACE	18.151 AC.
ROADS	3.222 AC.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF July, 1988.

BY: Carol A. Roberts  
CAROL A. ROBERTS, CHAIR

ATTEST: John B. Dunkle  
JOHN B. DUNKLE, CLERK

BY: Ruel H. Compton  
RUEL H. COMPTON, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF July, 1988.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S89°07'44"E ALONG THE NORTH LINE OF TRACT III, AND BEING EQUAL TO THE BEARING BASE OF "THE POLO CLUB PLAT II", AS RECORDED IN PLAT BOOK 57 AT PAGES 46 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

SEAL  
RAINBERRY DEVELOPERS  
FOUR, INC.

SEAL  
NOTARY PUBLIC

FIRST AMERICAN EQUITY  
POLO CORPORATION

SEAL  
NOTARY PUBLIC

SEAL  
SECURITY PACIFIC  
NATIONAL BANK

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

0436-009

60/92

STANLEY/WANTMAN, INC.

2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (800) 642-7444

DRAWN M.H.C. DATE FEB. 1988  
CHECKED W.B.H. SCALE NONE  
DRAWING NO. 09676PLA

THE LAKES OF SUTTON PLACE  
PART OF  
THE POLO CLUB P.U.D.

SUBDIVISION info - Lakes of Sutton Place  
BOOK 10  
PAGE 42  
FILED  
MAY 19 1988  
COUNTY OF PALM BEACH

5/18/88

